

Application ref: 2023/0029/L  
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Date: 20 March 2023

**Development Management**  
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Bartlett Hughes Consulting Ltd.  
33-34 Dolben Street  
London  
SE1 0UQ  
England

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Congress House**  
**23-28 Great Russell Street**  
**London**  
**WC1B 3LS**

Proposal:

Provision of a new access stair to the roof

Drawing Nos: Location plan, 5905.P013 EX002 (exist), 5905.P013 GA003 (propo),  
5905.P013 GA002 (propo), design & access statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, 5905.P013 EX002 (exist), 5905.P013 GA003 (propo),

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II\*-listed purpose-built trades union headquarters of 1957 by David du Roi Aberdeen.

The applicant wishes to install a dogleg flight of metal steps on the roof to be used instead of an existing hooped ladder. This ladder is difficult to use for less able members of the maintenance staff, especially when carrying materials.

The proposed steps will be of utilitarian design and tucked into a corner of the setback rooftop storey and concealed behind a substantial concrete chimney. Given the height of the building, the setback of the position and the existence of various items of plant the steps will not cause visual disturbance.

The existing ladder, an original item of historic fabric, will be retained.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer